



# Staff Report PC16-025-CP

## Maple Grove Lot 3– Concept Plan

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**Docket PC16-025-CP Maple Grove Lot 3 Concept Plan-** The petitioner is requesting approval of a Concept Plan to be known as Maple Grove Lot 3. The subject property is currently zoned GB and is approximately 1.15 acres. This property is located in the Maple Grove Commercial Subdivision along Whitestown Parkway and Grove Pass. The petitioner is Innovative Engineering & Consulting, Inc. and the property owner is Diversified Property Group, LLC.



### Site Location

- The property is located on Lot 3 within the Maple Grove Commercial Subdivision.
- Access is located off Grove Pass that runs parallel with Whitestown Parkway. Additional Right-In/Right-Out access is provided along Whitestown Parkway. A traffic study has been conducted for accurate and functional design.

## Area History

- The Maple Grove Commercial Subdivision was rezoned in 2007 under the Boone County Area Plan Commission (Ord #2007-06). The Area Plan Commission GB description differs from the newly updated Whitestown UDO.
- The WPC Approved text amendments to update the GB language and permitted uses to reflect the updated Whitestown UDO at their 6/13/2016 meeting (Docket #PC16-010-TA).

## Concept Plan Process

The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- Traffic and Transportation
- Tax Base
- Water and Sewer Service
- Fire, Police, and Emergency Services
- Schools
- Parks

## Proposed Development

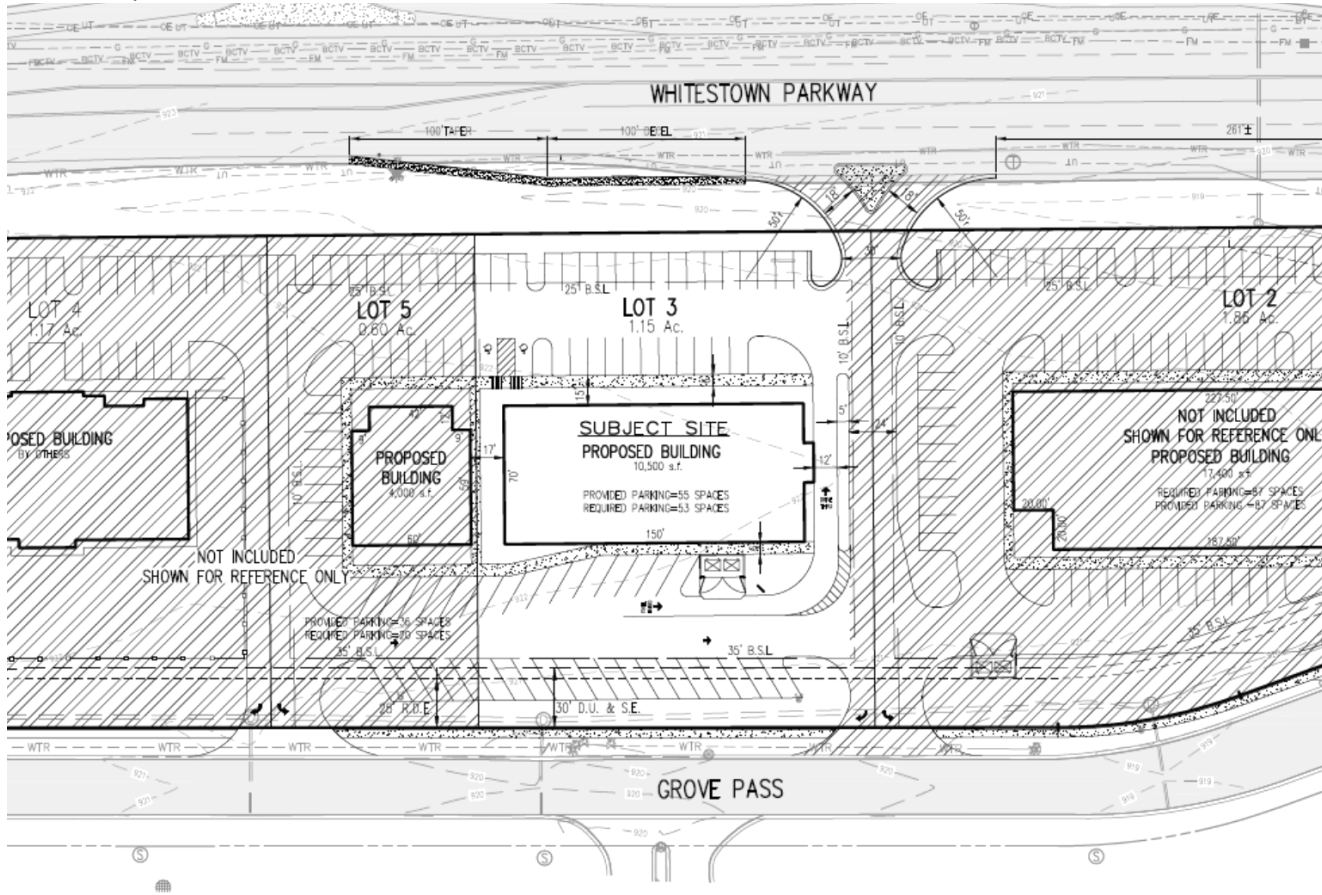
Lot 3 of the Maple Grove subdivision is proposing a commercial development along Grove Pass. The proposed building will be filled with one or more lease tenants. Tenants are unknown at this time, as well as expected business hours and workforce.

A traffic study was conducted per staff’s recommendation to show expected traffic flows to and from the curb cuts off Whitestown Parkway in relation to existing roadways off Whitestown Parkway.

A variance is being requested through the Board of Zoning Appeals (Docket #BZA16-009-VA) to reduce the building set back line along the eastern border to allow up to a zero lot line. The variance is to attract restaurant or tenants that can utilize patio/outdoor seating.

## Concept Plan

The Concept Plan is shown below:



## Surrounding Zoning and Context

The subject site is currently zoned GB General Business.

- NORTH- Property to the north is zoned PB Professional Business.
- SOUTH- Property to the south is zoned MF Multi Family Residential.
- EAST- Property to the east is zoned GB General Business.
- WEST- Property to the west is zoned GB General Business.

## Compliance

The proposed project is designated and zoned to be GB General Business. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval.

**Some permitted Primary Uses within the GB area include:** Accounting, Auditing, & Bookkeeping Service; Animal Day Care Facilities; Apparel Shop, Shoes, Custom Tailoring; Attorney Services; Art & Music Schools; Billiard & Pool Establishments; Cafeteria, Restaurant; Camera & Photographic Supply; Carry Out Restaurant; Department Store; Florists, Furrier; Grocery, Bakery, Meat & Fish; Hardware or Variety Store; Liquor Store; Jewelry Store; Medical Office; Medical & Dental Laboratories; Pet Shops; Nursing Home; Shoe Repair; Sporting Goods; Tire, Battery & Accessory Dealers; Wholesale Business.

**A complete list of permitted uses are listed in Sec 29.b General Business Uses**

### **Development Standards Requirements for “General Business”**

|                         |     |
|-------------------------|-----|
| Max Height of Buildings | 75’ |
| Min. Road Frontage      | 45’ |
| Min. Front Yard         | 20’ |
| Min. Side Yard          | 10’ |
| Min. Rear Yard          | 10’ |

### **Staff Recommendation**

Staff recommends that the WPC approve the Concept Plan known as Maple Grove Lot 3.